



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

SEPTEMBER 17, 2009

**COMMISSION MEETING ROOM
CITY HALL
100 N. ANDREWS AVENUE**

UNSAFE STRUCTURES BOARD

Ordinance: C-75-26

PURPOSE: To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

COMMUNICATION TO THE CITY COMMISSION WILL BE ADDRESSED AT THE END OF THE HEARING.

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RETURN HEARING (OLD BUSINESS)

CASE NO: CE05121325
CASE ADDR: 301 SEABREEZE BLVD
OWNER: CRAZY GREGG'S MARINA LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1
THE PREMANUFACTURED TICKET BOOTH STRUCTURE IS A
WINDSTORM AND A HEALTH HAZARD.

FBC 117.1.2
THE BUILDING HAS BEEN REBUILT AFTER HURRICANE
WILMA. NO PERMITS WERE OBTAINED FOR THE PROJECT.
NO CERTIFICATE OF OCCUPANCY WAS OBTAINED. THE
REBUILDING PROJECT IS "PRESUMED AND DEEMED" BY
THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.6
AN UNSANITARY CONDITION EXISTS BECAUSE THE
REQUIRED SANITARY FACILITIES ARE NOT PROVIDED.

FBC 117.2.1.3.1
THE ROOF STRUCTURE WAS REPLACED WITHOUT OBTAINING
THE REQUIRED PERMITS. AIR CONDITIONING WAS
INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.
THE CONSTRUCTION OF THE ROOF AND THE INSTALLATION
OF THE EQUIPMENT IS "PRESUMED AND DEEMED" TO BE
UNSAFE BY THE FLORIDA BUILDING CODE.

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CASE NO: CE07050197
CASE ADDR: 1636 NW 5 AV
OWNER: CATANIA, ANTHONY &
CATANIA, ANA MARIE
f/k/a D'AULERIO, ANA MARIE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

A LARGE ADDITION ADDED TO THE REAR OF THE SINGLE FAMILY HOME IS PRESUMED AND DEEMED, BY THE FLORIDA BUILDING CODE, TO BE UNSAFE. THE ADDITION IS BEING USED AS A SEPARATE LIVING UNIT. THE WALLS, ROOF, WINDOWS AND DOORS OF THE ADDITION HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO HURRICANE WINDS THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ADDED LIVING SPACE HAS NOT DEMONSTRATED COMPLIANCE WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS HAVE NOT DEMONSTRATED COMPLIANCE WITH THE PLUMBING CODE, MECHANICAL CODE OR THE NATIONAL ELECTRIC CODE THROUGH THE PERMITTING PROCESS AS REQUIRED.

FBC 117.1.2

A LARGE ADDITION ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND USED AS A SEPARATE LIVING UNIT HAS BEEN COMPLETED WITHOUT A PERMIT BEING ISSUED OR A CERTIFICATE OF OCCUPANCY BEING ISSUED.

THIS PART OF THE BUILDING AND IT'S ASSOCIATED PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.1

THE CONSTRUCTION OF A LIVING UNIT ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND THE ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THIS ADDITION WITH ALL OF IT'S FACILITIES AND INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

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HEARING SCHEDULED

CASE NO: CE09062328
CASE ADDR: 544 NE 14 AV
OWNER: EDEWAARD DEVELOPMENT CO LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1
THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE
ELEMENTS AND HAS BECOME A WINDSTORM HAZARD. IT
DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM
HOUSING CODE.

FBC(2007) 115.2.1.1.1
THE BUILDING IS VACANT AND UNGUARDED. THE BUILDING
IS OPEN TO ACCESS AS THE FRONT DOOR HAS BEEN
KICKED IN AND DESTROYED AND THE JALOUSY WINDOWS
ARE MISSING GLASS PANES.

FBC(2007) 115.2.1.1.2
THE STRUCTURE IS FILLED WITH FURNITURE AND SOME
DEBRIS OF A COMBUSTIBLE NATURE.

FBC(2007) 115.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE LOOSENING
AND FAILING:
ROOF RAFTERS
ROOF PLANKING
LEDGER BOARDS
EXTERIOR DOORS
STUCCO
DRYWALL

FBC(2007) 115.2.1.2.2
THE ROOF RAFTERS, BEAMS, SHEATHING AND LEDGER BOARDS
HAVE ROTTED AND DETERIORATED BEYOND THERE USEFULNESS.

FBC(2007) 115.2.1.2.3
THE CARPORT ROOF AND AREAS OF THE ROOF OVER THE
LIVING SPACE ARE PARTIALLY DESTROYED.

FBC(2007) 115.2.1.2.4
THE ROOF BEAMS AND LEDGER BOARDS ARE SAGGING AND FALLING
DOWN AS THE RESULT OF DETERIORATION AND OVERSTRESSING.

FBC(2007) 115.2.1.2.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN SO
SEVERELY DAMAGED BY THE ELEMENTS THAT IF IT WERE
ENERGIZED IT WOULD BECOME A LIFE SAFETY HAZARD.